

mosaic
architecture | planning | design

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mosaic

was founded in 1994 in Helena by Architects Ben Tintinger and Jeff Downhour and is a leading design-oriented firm in Montana. We are a design and planning office working in residential, commercial and public projects. Our residential design philosophy is grounded in the idea of client collaboration. Together, we believe, we can develop the vision and goals for creating a truly unique home, tailoring needs, memories and dreams into a physical reality.

Sustainability

An integral part of our design commitment to our clients is the inclusion of sustainable design principles in all our projects. Not only do we feel we have that obligation to our clients, but we also feel that obligation to our neighborhoods, cities and environment. Using sustainable design principles, we can design homes that are healthier for their inhabitants, improve livability, lower the energy usage and maintenance costs and reduce environmental degradation.

OUR TEAM

Ben Tintinger,
Principal, AIA

Jeff Downhour,
Principal, AIA, LEED ap

Aaron Holm
Construction Manager

Gretchen Krumm
Architect, AIA, LEED ap

Anna Lindstrand, AIA
Architect

Mark Roylance
Architect, AIA, LEED ap,

Matt Aune,
Architect, AIA

Nick Diggins
Architect

Katie O'Neill
Architect-in-Training,

Kalina Vander Poel
Architect-in-training

Tracey Tintinger
Administrative



PROCESS OF DESIGN

Step one: Evaluate the Givens

Design mistakes are often made before pencil touches paper. A lack of understanding of the site, the client, the budget, or some other project factor can lead to incorrect assumptions that form the basis for subsequent design decisions. To avoid this, a thorough 'pre-design' study of the givens must be undertaken. An accurate survey of the site, zoning requirements and design guidelines as well as a list of owner provided elements (such as a particular furniture piece) must be assembled. A preliminary program of spaces and needs should be established. Lastly, based upon findings of the study, a project target budget must be set up prior to moving forward.

Step two: Capture the Vision

With the givens established, the next goal is to create a vision for the project. This vision becomes as much of an influencing factor in our decision making process as the budget and program. Our communities are filled with houses designed based on budget and program alone. We can do better.

With a vision and the givens in hand, the focus shifts to making key decisions on each of the component areas of your home.

Community Where will the family gather together? How will they interact?

Privacy How do you like to relax? When do you want to be alone? What do you like to do in your spare time? How will you interact with your guests?

Ceremony How will you entertain? Who do you entertain? What types of functions would you like to be able to facilitate? Do you decorate for Holidays?

Functionality What are your storage needs? How many cars need to be accommodated? What type of special equipment or systems does the house need to accommodate?

Step three: Synthesize, Synergize, and Create

The design process continues by taking the information gathered in Step Two, and synthesizing it into a workable schematic design. The goal is to create a balanced relationship of spaces suited to the way you live, organized accordingly, and of a combined size that will fit your budget. The final schematics will include scaled plans, sketches, elevations as well as documentation of the process and ideas generated.

Step four: Decision Making

With schematic drawings completed, the process moves on to organized decision making in which we explore each of the spaces in depth, and make sure the requirements for each is met. We will identify all details that will be required, create the layouts for scaled plan, section and elevation drawings and select materials and methods that will be used in the construction.

A construction estimate will be produced from these finish and material decisions. At this time, we will explore options if needed to cut costs or enhance the design as appropriate.

Step five: Documentation

The construction drawings and specifications are produced based on the preceding steps. Structural, electrical and mechanical engineering will be sought as needed to ensure the technical requirements of the project are met. Project drawings are also submitted for local building permitting if required.

Step six: Construction

Our services generally continue through construction. We often conduct periodic progress meetings on the site, answer questions for the contractor, monitor schedule and budget, coordinate changes, and review monthly billing to verify contractor completion estimates. Finally, move-in day is a celebration shared by the entire team.



A New Sustainable Home on an Infill Lot

925 Jackson
Helena, Montana

LEED Platinum



This small contemporary home was designed to fit on a limited infill lot while maximizing solar orientation. The house features passive solar orientation, roof top garden and deck spaces, rainwater collection and a host of energy efficiency features. Sustainability features include: passive solar orientation, super-insulation, panelized construction, radiant heat, high efficiency boiler, 2.7 kw photovoltaic system, hot water solar system, bamboo cabinets and low VOC finishes. The 1500 s.f. home achieved LEED Platinum certification.



Overlook Home

509 Knight Street,
Helena, Montana

This home 3,200 sf home was built on Helena's west side as a model home for Overlook Development. The home features a blending of contemporary and traditional design including a rich collection of materials, finishes and colors.



A New Residence in a Historic Neighborhood

Bozeman, Montana

This small contemporary bungalow home was designed to fit into the stringent historic planning guidelines in the city of Bozeman. The home features energy efficient construction, low-maintenance exterior materials and landscaping, concrete radiant heat floors, an abundance of natural light and was planned around a 100-year apple tree on the site.



Custom Home with Downtown View

270 S. Howie Street
Helena, Montana



This modest 1,600sf home was built for a retired couple who desired one-level, accessible living with an exceptional view of downtown from their main living space. They desired a comfortable, small home with a unique look.

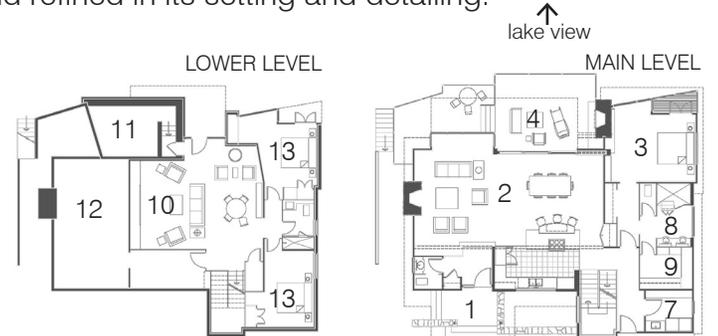




Lake Washington Contemporary Residence

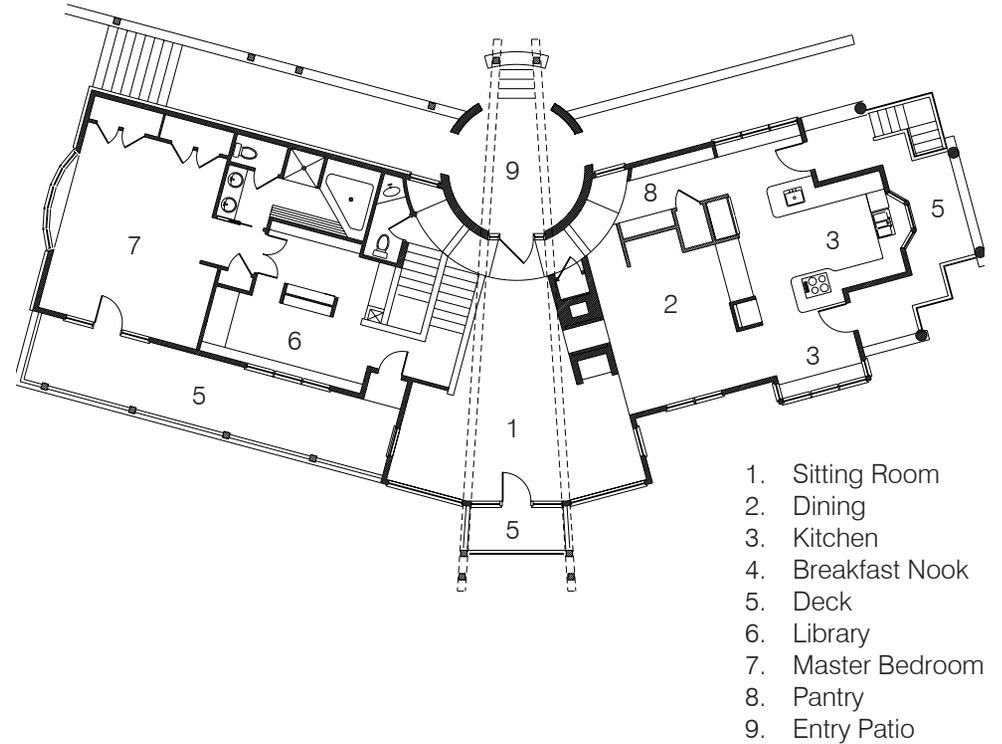
Seattle, Washington

Built upon an existing foundation this Lake Washington home is designed to capture views and make the most out of the spaces programmed. With 1835 s.f. on the main level and a 2180 s.f. lower floor, this contemporary home focused on one great room with indoor and outdoor spaces. A tight site on a steep lot, coupled with the restraints of an existing foundation challenged the project team. The final solution is graceful and refined in its setting and detailing.



1. Entry
2. Greatroom
3. M Bedroom
4. Deck/Patio
5. Carport
6. Garage
7. Laundry
8. M Bathroom
9. Walk-in-closet
10. Entertainment room
11. Wine Cellar
12. Utility/Storage
13. Bedroom



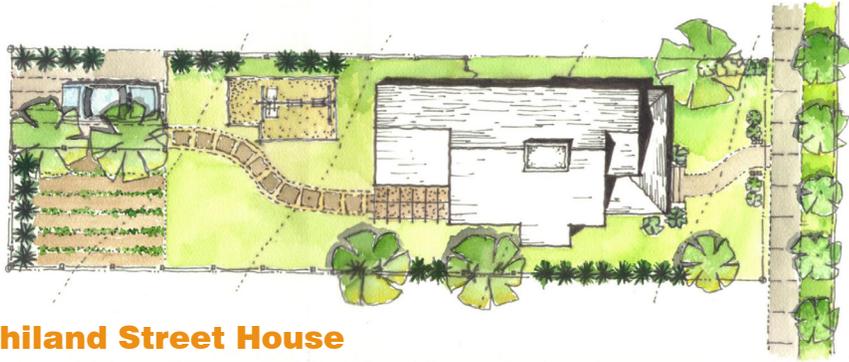


September Ranch Home

Jefferson City, Montana

The September Ranch Home was developed by the Owner's, Mosaic and Mark Lindsay Construction to be a family heirloom. Site planning, owner's lifestyle, and permanence of materials were all considerations in creating a 'home' that will stand the test of time. The plan for this house rotates 30 degrees to work with the contours of the land. The rotation in plan provided an opportunity to create an entry experience, which begins with a covered walk up the "back" of the house. The entry then opens up to a trellis covered stone rotunda, and finally enters the house on axis with an open, heavy timber roof system which culminates in a dramatic view to the creek and adjacent hillside.

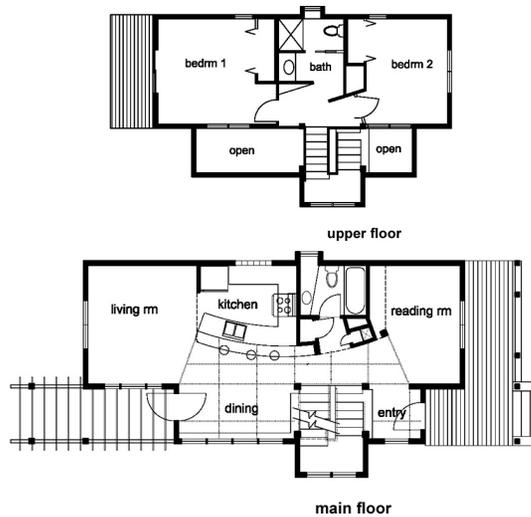




Shiland Street House

Helena, Montana

This design provides a unique yet affordable housing option. With a sensitivity to solar orientation and space layout, this design brings a sense of openness and elegance to a small house. Opportunities exist for varying degrees of openness between spaces, and manipulation by an individual owner in the design process. This house is designed for a small infill city lot and attempts to create connections between the indoors and the outdoors by carving out space along the south side of the plan for outdoor living and landscaping. Energy conservation measures have been taken into consideration by providing the opportunity for winter solar heat gain from the southern exposure.

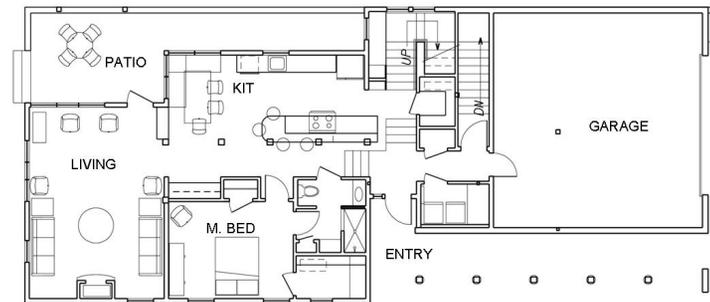




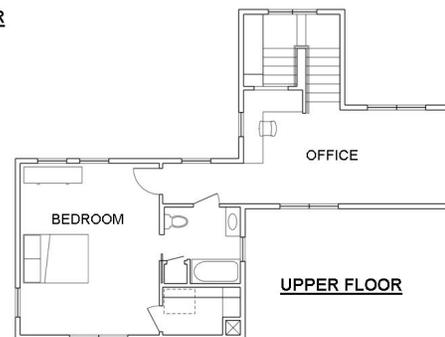
Mt. Helena Home

825 Holter
Helena, Montana

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MAIN FLOOR



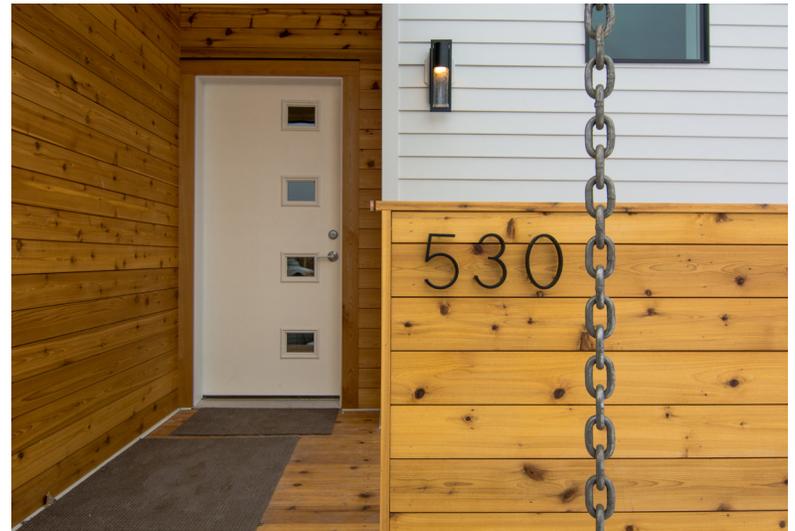
UPPER FLOOR



Beverly Place Housing Development

Bozeman, Montana

Beverly Place is a seven unit multi-family and single family home development. Working with Cadius Partners, Mosaic developed a simple, cost effective aesthetic that creates a unique and contemporary look. Developed as speculative units, the project sold out quickly.

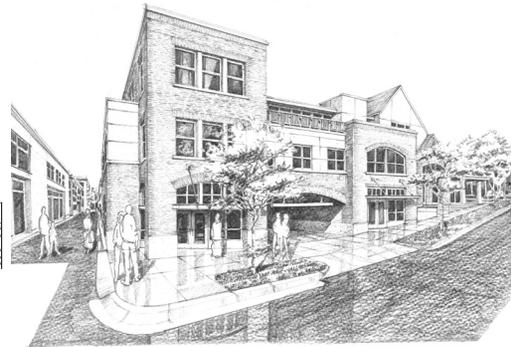
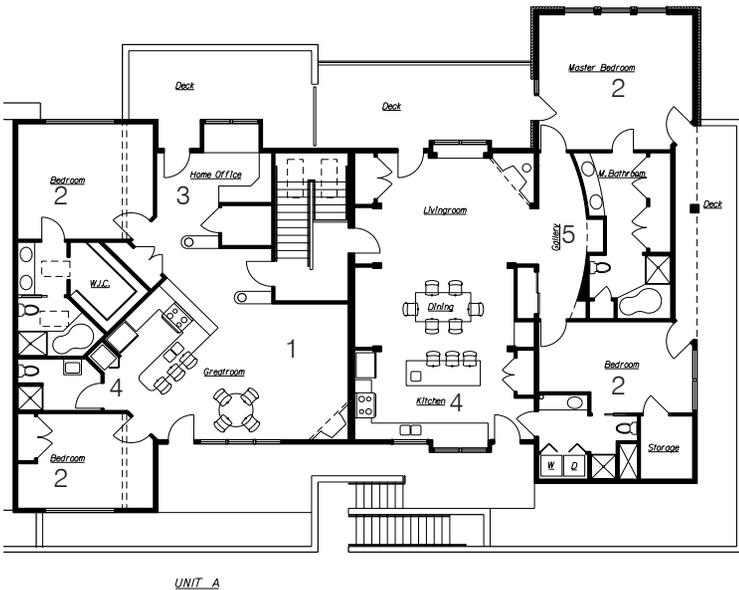




Urban Residential Design

Ahmann Block, Great Northern Town Center
Helena, Montana

The concept of the Ahmann Brothers Building is to provide a transition piece from the largely residential form of Getchell Street to the new commercial development of the Great Northern Town Center. This concept is exemplified in the mission of Ahmann Brothers Realty by providing a marketing expertise in both residential and commercial real estate. To this end a building design has evolved that expresses the comfortable atmosphere of a home (complete with a front entry porch, living room with fireplace, cathedral ceilings and a kitchen) and the commercial zero-lot-line atmosphere that has been the key to the success of the Great Northern area. This building is located at the west gate to the Great Northern development. Views from the site are primarily urban and include the Civic Center with Mt. Helena as a backdrop to the east, and the Cathedral to the west.



1. Great room
2. Bedroom
3. Home office
4. Kitchen
5. Gallery



Sustainability is good design...

Energy efficiency by:

- proper building siting
- super insulation systems
- 'smart' glazing
- passive solar design
- efficient appliance selection

Healthy homes by:

- selection of benign materials
- using non-toxic coatings
- heat recovery ventilation

Low maintenance/healthy landscapes by:

- using building location to create micro-climates
- using native materials
- using natural drainage to create better growing conditions
- utilizing rainwater collection to provide healthy-cost effective watering

Reduced resource utilization by:

- selection of native materials
- use of alternative construction techniques
- design smaller, higher quality houses
- maximizing use of recycled materials

More enjoyable, more livable homes by:

- true custom design, utilizing more efficient space
- extending the indoors to the outdoors by designing seasonal transition rooms, bring the outdoors in and the indoors out
- design the house to enable "living that follows the sun"



A home is one of the biggest influences on our individual experience of the built environment. This experience is engraved in our memories for a lifetime as a home is passed from generation to generation. Although the transition from house to home is one that can only happen with time, our goal at MOSAIC is to provide the functional planning to match your lifestyle, the aesthetics that express an individualism and the appropriateness for a region or neighborhood.

architect

When should you hire an architect to design your home?

You have a sloping, uniquely shaped, or small lot.

You have special views from your lot you would like to capture.

You have a sense that “stock” plans don’t fit your lifestyle.

You would like to have a truly unique home.

You want to incorporate sustainable building strategies to reduce the energy load of your home.

You are interested in a design that integrates your indoor and outdoor living spaces.

You are concerned about your house being sensitively placed on the landscape or within a neighborhood context.

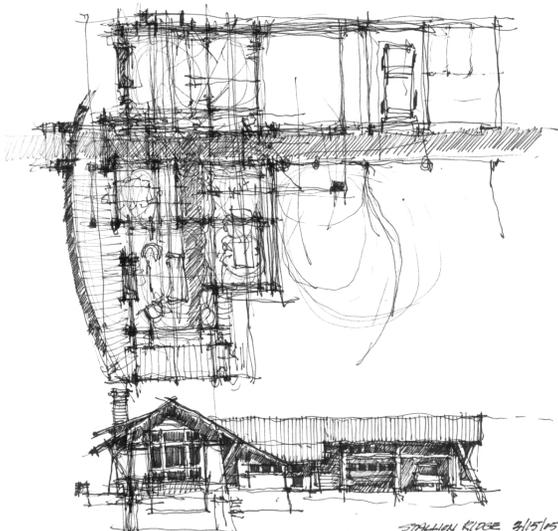
You want to downsize and create efficient space.

You have other unique needs such as accessibility, special entertaining/hosting needs, etc.

You will not be present or involved during the construction process

You want something more than the standard features offered in production-built homes.

You want someone looking out for your needs throughout the design, detailing, engineering, permitting, and construction process.



Architectural services will add 8-12% to the final cost of your home or home remodel. How can you afford to hire an architect to design your home?

Even if you are working within a tight budget, it does not make good economical sense to cut corners on design. Architects can help you look for ways to make your project more cost effective.

An architect can help you avoid costly mistakes.

A well-designed home will use less energy.

A well-designed home will have a higher resale value.

Efficient use of space can reduce the total square footage you require.

A well-conceived project can be built more efficiently and economically.

An architect can help you choose materials and finishes that are durable and beautiful and save you money on maintenance and replacement costs.

Architects are trained to be creative problem-solvers. Architects can show you alternatives and options you might never have thought of.

An architect can help you find a qualified and trustworthy contractor.

An architect provides oversight of your contractor’s work to ensure you are getting a quality product.

When you sell your home, a home that meets all of the building codes will have a more favorable inspection report.



A house should be like a tree. It should thrive on the sun's energy, it should be an object of universal beauty and it should provide a sense of calm and belonging to all who experience it.

References available upon Request